

## PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Neapolitan Condominium Association  
DOCKET NO.: 03-27510.001-R-3 through 03-27510.196-R-3  
PARCEL NO.: See Pages 3 through 7  
TOWNSHIP: North

The parties of record before the Property Tax Appeal Board (PTAB) are Neapolitan Condominium Association, the appellant, by attorney Melissa K. Whitley of Marino & Associates in Chicago, and the Cook County Board of Review.

The subject property consists of a four-year-old, 95 unit, residential condominium building situated on a 27,581 square foot parcel. The subject also contains a commercial unit and is located in North Township, Cook County. The purchase price of each residential unit also includes a parking space.

The appellant, through counsel, submitted evidence before the PTAB arguing overvaluation based on the recent sales of five of the subject's 95 residential units. In support of this claim, the appellant's attorney submitted a brief disclosing the total purchase price for the five units sold to be \$1,733,000. The appellant's attorney then deducted a personal property allocation of \$259,950, reflecting an adjusted sales amount of \$1,473,050. The appellant's attorney extended the adjusted sales figure by applying the total of the percentages of ownership of the five units sold, or 4.843%, to conclude a total market value for the subject of \$30,416,064. The appellant also submitted copies of the settlement statements for the five condo sales, a copy of an authenticity affidavit and a copy of a general affidavit. In addition, a copy of the board of review's decision disclosing the subject's total combined final assessment of \$3,427,055 for 2003 was provided.

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: See Pages 3 through 7  
IMPR.: See Pages 3 through 7  
TOTAL: See Pages 3 through 7

Furthermore, the appellant submitted grid sheets disclosing the unit number, closing date, purchase price and percentage of ownership for 94 of the units sold and indicated that the purchase price of the 95<sup>th</sup> unit was derived from the average purchase price of the 94 units. Thus, the appellant arrived at a total purchase price of \$33,512,909 for the 95 units. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$3,041,606, which reflects a market value of \$30,416,064 when utilizing a 10% level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total combined final assessment of \$3,427,055. The assessment reflects a market value of \$33,830,750 when the 2003 Illinois Department of Revenue's three-year median level of assessment of 10.13% for Class 2 property, such as the subject, is applied. The board of review also submitted a memo from Matt Panush, Cook County Board of Review Analyst. Mr. Panush's sales analysis used 94 sales within the subject's building which occurred between 2000 and 2003. Total consideration from the 94 sales was \$33,161,103. Of that amount \$423,000, or \$4,500 per unit, was deducted for personal property. Thus, the total adjusted sales amount was \$32,738,103. The board's analyst then extended the adjusted sales figure by applying the total of the percentages of ownership of the units which sold, or 95.1030%, to conclude a total market value for the subject of \$34,423,838. Each unit's percentage of ownership interest is then applied to the estimated total market value of the subject to determine the individual value for each unit. The board of review also submitted a memo from Mark D. Crotty disclosing 25 sales which occurred in 2002 within the subject's building along with the sale prices and percentages of ownership for each unit. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

The issue before the PTAB is the appellant's contention that the subject property is overvalued. When overvaluation is claimed, the appellant has the burden of proving the value of the property by a preponderance of the evidence. *The Official Rules of the Property Tax Appeal Board* §1910.63(e) Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. *The Official Rules of the Property Tax Appeal Board* §1910.65(c) Having considered the evidence presented, the Board finds the appellant has failed to meet this burden.

In the instant appeal, the PTAB was provided with sales information by both parties. The PTAB finds the board of review provided the more complete sales analysis to determine the subject's market value. The Board also finds that it is clear from the record and application of the board of review's methodology, utilizing the sales of 94 of the 95 units in the subject's building, the subject's fair market value was determined based on relevant market data. On the other hand, the Board finds that although the appellant used relevant market sales and data, only five sales were used in the appellant's analysis. In addition, the Board finds the appellant did not provide any evidence in support of its personal property deduction which appears to be somewhat questionable. The appellant also submitted grid sheets disclosing the unit number, closing date, purchase price and percentage of ownership for 94 of the units sold, however, the Board finds the appellant presented only raw data with no analysis. Therefore, the Board accords the appellant's evidence less weight. In conclusion, the board finds the market analysis provided by the board of review supports the subject's assessment.

Based on the evidence submitted, the PTAB finds that the subject's assessment as established by the board of review is correct. Therefore, the PTAB finds that a reduction in the subject's assessment is not warranted.

<u>Docket No.</u>	<u>Parcel No.</u>	<u>Land</u>	<u>Imprv.</u>	<u>Total</u>
03-27510.001-R-3	17-04-220-058-1001	\$1,331	\$33,156	\$34,487
03-27510.002-R-3	17-04-220-058-1002	\$ 950	\$23,664	\$24,614
03-27510.003-R-3	17-04-220-058-1003	\$1,010	\$25,147	\$26,157
03-27510.004-R-3	17-04-220-058-1004	\$1,170	\$29,135	\$30,305
03-27510.005-R-3	17-04-220-058-1005	\$1,400	\$34,870	\$36,270
03-27510.006-R-3	17-04-220-058-1006	\$1,088	\$27,092	\$28,180
03-27510.007-R-3	17-04-220-058-1007	\$1,335	\$33,255	\$34,590
03-27510.008-R-3	17-04-220-058-1008	\$ 955	\$23,796	\$24,751
03-27510.009-R-3	17-04-220-058-1009	\$1,015	\$25,279	\$26,294
03-27510.010-R-3	17-04-220-058-1010	\$1,175	\$29,267	\$30,442
03-27510.011-R-3	17-04-220-058-1011	\$1,404	\$34,969	\$36,373
03-27510.012-R-3	17-04-220-058-1012	\$1,903	\$26,414	\$28,317
03-27510.013-R-3	17-04-220-058-1013	\$1,340	\$33,387	\$34,727
03-27510.014-R-3	17-04-220-058-1014	\$ 959	\$23,895	\$24,854
03-27510.015-R-3	17-04-220-058-1015	\$1,019	\$25,378	\$26,397
03-27510.016-R-3	17-04-220-058-1016	\$1,179	\$29,366	\$30,545
03-27510.017-R-3	17-04-220-058-1017	\$1,409	\$35,101	\$36,510
03-27510.018-R-3	17-04-220-058-1018	\$1,097	\$27,323	\$28,420
03-27510.019-R-3	17-04-220-058-1019	\$1,344	\$33,486	\$34,830
03-27510.020-R-3	17-04-220-058-1020	\$ 963	\$23,994	\$24,957

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03-27510.021-R-3	17-04-220-058-1021	\$1,024	\$25,510	\$26,534
03-27510.022-R-3	17-04-220-058-1022	\$1,184	\$29,498	\$30,682
03-27510.023-R-3	17-04-220-058-1023	\$1,413	\$35,200	\$36,613
03-27510.024-R-3	17-04-220-058-1024	\$1,101	\$27,421	\$28,522
03-27510.025-R-3	17-04-220-058-1025	\$1,350	\$33,618	\$34,968
03-27510.026-R-3	17-04-220-058-1026	\$ 968	\$24,126	\$25,094
03-27510.027-R-3	17-04-220-058-1027	\$1,028	\$25,609	\$26,637
03-27510.028-R-3	17-04-220-058-1028	\$1,188	\$29,597	\$30,785
03-27510.029-R-3	17-04-220-058-1029	\$1,419	\$35,332	\$36,751
03-27510.030-R-3	17-04-220-058-1030	\$1,106	\$27,553	\$28,659
03-27510.031-R-3	17-04-220-058-1031	\$1,363	\$33,947	\$35,310
03-27510.032-R-3	17-04-220-058-1032	\$ 982	\$24,455	\$25,437

<u>Docket No.</u>	<u>Parcel No.</u>	<u>Land</u>	<u>Imprv.</u>	<u>Total</u>
03-27510.033-R-3	17-04-220-058-1033	\$1,041	\$25,938	\$26,979
03-27510.034-R-3	17-04-220-058-1034	\$1,203	\$29,959	\$31,162
03-27510.035-R-3	17-04-220-058-1035	\$1,432	\$35,661	\$37,093
03-27510.036-R-3	17-04-220-058-1036	\$1,120	\$27,883	\$29,003
03-27510.037-R-3	17-04-220-058-1037	\$1,368	\$34,079	\$35,447
03-27510.038-R-3	17-04-220-058-1038	\$ 987	\$24,587	\$25,574
03-27510.039-R-3	17-04-220-058-1039	\$1,047	\$26,070	\$27,117
03-27510.040-R-3	17-04-220-058-1040	\$1,051	\$26,169	\$27,220
03-27510.041-R-3	17-04-220-058-1041	\$1,436	\$35,760	\$37,196
03-27510.042-R-3	17-04-220-058-1042	\$1,125	\$28,015	\$29,140
03-27510.043-R-3	17-04-220-058-1043	\$1,372	\$34,178	\$35,550
03-27510.044-R-3	17-04-220-058-1044	\$ 991	\$24,686	\$25,677
03-27510.045-R-3	17-04-220-058-1045	\$1,051	\$26,169	\$27,220
03-27510.046-R-3	17-04-220-058-1046	\$1,212	\$30,190	\$31,402
03-27510.047-R-3	17-04-220-058-1047	\$1,441	\$35,892	\$37,333
03-27510.048-R-3	17-04-220-058-1048	\$1,129	\$28,396	\$29,525
03-27510.049-R-3	17-04-220-058-1049	\$1,376	\$34,277	\$35,653
03-27510.050-R-3	17-04-220-058-1050	\$ 996	\$24,818	\$25,814
03-27510.051-R-3	17-04-220-058-1051	\$1,056	\$26,301	\$27,357
03-27510.052-R-3	17-04-220-058-1052	\$1,216	\$30,289	\$31,505
03-27510.053-R-3	17-04-220-058-1053	\$1,445	\$35,991	\$37,436
03-27510.054-R-3	17-04-220-058-1054	\$1,134	\$28,245	\$29,379
03-27510.055-R-3	17-04-220-058-1055	\$1,382	\$34,409	\$35,791
03-27510.056-R-3	17-04-220-058-1056	\$1,000	\$24,917	\$25,917
03-27510.057-R-3	17-04-220-058-1057	\$1,060	\$26,400	\$27,460
03-27510.058-R-3	17-04-220-058-1058	\$1,221	\$30,421	\$31,642
03-27510.059-R-3	17-04-220-058-1059	\$1,450	\$36,123	\$37,573
03-27510.060-R-3	17-04-220-058-1060	\$1,138	\$28,344	\$29,482
03-27510.061-R-3	17-04-220-058-1061	\$1,395	\$34,738	\$36,133
03-27510.062-R-3	17-04-220-058-1062	\$1,015	\$25,279	\$26,294
03-27510.063-R-3	17-04-220-058-1063	\$1,074	\$26,762	\$27,836
03-27510.064-R-3	17-04-220-058-1064	\$1,235	\$30,750	\$31,985
03-27510.065-R-3	17-04-220-058-1065	\$1,464	\$36,452	\$37,916
03-27510.066-R-3	17-04-220-058-1066	\$1,152	\$28,707	\$29,859
03-27510.067-R-3	17-04-220-058-1067	\$1,400	\$34,870	\$36,270
03-27510.068-R-3	17-04-220-058-1068	\$1,019	\$25,378	\$26,397

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03-27510.069-R-3	17-04-220-058-1069	\$1,078	\$26,861	\$27,939
03-27510.070-R-3	17-04-220-058-1070	\$1,239	\$30,849	\$32,088
03-27510.071-R-3	17-04-220-058-1071	\$1,469	\$36,584	\$38,053
03-27510.072-R-3	17-04-220-058-1072	\$1,156	\$28,806	\$29,962
03-27510.073-R-3	17-04-220-058-1073	\$1,404	\$34,969	\$36,373
03-27510.074-R-3	17-04-220-058-1074	\$1,024	\$25,510	\$26,534
03-27510.075-R-3	17-04-220-058-1075	\$1,084	\$26,993	\$28,077
03-27510.076-R-3	17-04-220-058-1076	\$1,244	\$30,981	\$32,225
03-27510.077-R-3	17-04-220-058-1077	\$1,473	\$36,683	\$38,156
03-27510.078-R-3	17-04-220-058-1078	\$1,162	\$28,938	\$30,100
03-27510.079-R-3	17-04-220-058-1079	\$1,409	\$35,101	\$36,510
03-27510.080-R-3	17-04-220-058-1080	\$1,028	\$25,609	\$26,637
03-27510.081-R-3	17-04-220-058-1081	\$1,088	\$27,092	\$28,180
03-27510.082-R-3	17-04-220-058-1082	\$1,248	\$31,080	\$32,328
03-27510.083-R-3	17-04-220-058-1083	\$1,478	\$36,815	\$38,293
03-27510.084-R-3	17-04-220-058-1084	\$1,167	\$29,069	\$30,236

<u>Docket No.</u>	<u>Parcel No.</u>	<u>Land</u>	<u>Imprv.</u>	<u>Total</u>
03-27510.085-R-3	17-04-220-058-1085	\$1,413	\$ 35,200	\$ 36,613
03-27510.086-R-3	17-04-220-058-1086	\$1,032	\$ 25,708	\$ 26,740
03-27510.087-R-3	17-04-220-058-1087	\$1,093	\$ 27,224	\$ 28,317
03-27510.088-R-3	17-04-220-058-1088	\$1,253	\$ 31,212	\$ 32,465
03-27510.089-R-3	17-04-220-058-1089	\$1,482	\$ 36,914	\$ 38,396
03-27510.090-R-3	17-04-220-058-1090	\$1,170	\$ 29,135	\$ 30,305
03-27510.091-R-3	17-04-220-058-1091	\$3,097	\$ 77,124	\$ 80,221
03-27510.092-R-3	17-04-220-058-1092	\$2,927	\$ 72,872	\$ 75,799
03-27510.093-R-3	17-04-220-058-1093	\$3,156	\$ 78,574	\$ 81,730
03-27510.094-R-3	17-04-220-058-1094	\$4,076	\$101,481	\$105,557
03-27510.095-R-3	17-04-220-058-1095	\$3,960	\$ 98,613	\$102,573
03-27510.096-R-3	17-04-220-058-1096	\$2,030	\$ 50,559	\$ 52,589
03-27510.097-R-3	17-04-220-058-1097	\$ 52	\$ 1,318	\$ 1,370
03-27510.098-R-3	17-04-220-058-1098	\$ 52	\$ 1,318	\$ 1,370
03-27510.099-R-3	17-04-220-058-1099	\$ 52	\$ 1,318	\$ 1,370
03-27510.100-R-3	17-04-220-058-1100	\$ 52	\$ 1,318	\$ 1,370
03-27510.101-R-3	17-04-220-058-1101	\$ 52	\$ 1,331	\$ 1,383
03-27510.102-R-3	17-04-220-058-1102	\$ 52	\$ 1,318	\$ 1,370
03-27510.103-R-3	17-04-220-058-1103	\$ 52	\$ 1,318	\$ 1,370
03-27510.104-R-3	17-04-220-058-1104	\$ 52	\$ 1,318	\$ 1,370
03-27510.105-R-3	17-04-220-058-1105	\$ 52	\$ 1,318	\$ 1,370
03-27510.106-R-3	17-04-220-058-1106	\$ 52	\$ 1,318	\$ 1,370
03-27510.107-R-3	17-04-220-058-1107	\$ 52	\$ 1,318	\$ 1,370
03-27510.108-R-3	17-04-220-058-1108	\$ 52	\$ 1,318	\$ 1,370
03-27510.109-R-3	17-04-220-058-1109	\$ 52	\$ 1,318	\$ 1,370
03-27510.110-R-3	17-04-220-058-1110	\$ 52	\$ 1,318	\$ 1,370
03-27510.111-R-3	17-04-220-058-1111	\$ 52	\$ 1,318	\$ 1,370
03-27510.112-R-3	17-04-220-058-1112	\$ 52	\$ 1,318	\$ 1,370
03-27510.113-R-3	17-04-220-058-1113	\$ 52	\$ 1,318	\$ 1,370
03-27510.114-R-3	17-04-220-058-1114	\$ 52	\$ 1,318	\$ 1,370
03-27510.115-R-3	17-04-220-058-1115	\$ 52	\$ 1,318	\$ 1,370
03-27510.116-R-3	17-04-220-058-1116	\$ 52	\$ 1,318	\$ 1,370
03-27510.117-R-3	17-04-220-058-1117	\$ 52	\$ 1,318	\$ 1,370

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03-27510.118-R-3	17-04-220-058-1118	\$	52	\$	1,318	\$	1,370
03-27510.119-R-3	17-04-220-058-1119	\$	52	\$	1,318	\$	1,370
03-27510.120-R-3	17-04-220-058-1120	\$	52	\$	1,318	\$	1,370
03-27510.121-R-3	17-04-220-058-1121	\$	52	\$	1,318	\$	1,370
03-27510.122-R-3	17-04-220-058-1122	\$	52	\$	1,318	\$	1,370
03-27510.123-R-3	17-04-220-058-1123	\$	52	\$	1,318	\$	1,370
03-27510.124-R-3	17-04-220-058-1124	\$	52	\$	1,318	\$	1,370
03-27510.125-R-3	17-04-220-058-1125	\$	52	\$	1,318	\$	1,370
03-27510.126-R-3	17-04-220-058-1126	\$	52	\$	1,318	\$	1,370
03-27510.127-R-3	17-04-220-058-1127	\$	52	\$	1,318	\$	1,370
03-27510.128-R-3	17-04-220-058-1128	\$	52	\$	1,318	\$	1,370
03-27510.129-R-3	17-04-220-058-1129	\$	52	\$	1,318	\$	1,370
03-27510.130-R-3	17-04-220-058-1130	\$	52	\$	1,318	\$	1,370
03-27510.131-R-3	17-04-220-058-1131	\$	52	\$	1,318	\$	1,370
03-27510.132-R-3	17-04-220-058-1132	\$	52	\$	1,318	\$	1,370
03-27510.133-R-3	17-04-220-058-1133	\$	52	\$	1,318	\$	1,370
03-27510.134-R-3	17-04-220-058-1134	\$	52	\$	1,318	\$	1,370
03-27510.135-R-3	17-04-220-058-1135	\$	52	\$	1,318	\$	1,370
03-27510.136-R-3	17-04-220-058-1136	\$	52	\$	1,318	\$	1,370

<u>Docket No.</u>	<u>Parcel No.</u>		<u>Land</u>		<u>Imprv.</u>		<u>Total</u>
03-27510.137-R-3	17-04-220-058-1137	\$	52	\$	1,318	\$	1,370
03-27510.138-R-3	17-04-220-058-1138	\$	52	\$	1,318	\$	1,370
03-27510.139-R-3	17-04-220-058-1139	\$	52	\$	1,318	\$	1,370
03-27510.140-R-3	17-04-220-058-1140	\$	52	\$	1,318	\$	1,370
03-27510.141-R-3	17-04-220-058-1141	\$	52	\$	1,318	\$	1,370
03-27510.142-R-3	17-04-220-058-1142	\$	52	\$	1,318	\$	1,370
03-27510.143-R-3	17-04-220-058-1143	\$	52	\$	1,318	\$	1,370
03-27510.144-R-3	17-04-220-058-1144	\$	52	\$	1,318	\$	1,370
03-27510.145-R-3	17-04-220-058-1145	\$	52	\$	1,318	\$	1,370
03-27510.146-R-3	17-04-220-058-1146	\$	52	\$	1,318	\$	1,370
03-27510.147-R-3	17-04-220-058-1147	\$	52	\$	1,318	\$	1,370
03-27510.148-R-3	17-04-220-058-1148	\$	52	\$	1,318	\$	1,370
03-27510.149-R-3	17-04-220-058-1149	\$	52	\$	1,318	\$	1,370
03-27510.150-R-3	17-04-220-058-1150	\$	52	\$	1,318	\$	1,370
03-27510.151-R-3	17-04-220-058-1151	\$	52	\$	1,318	\$	1,370
03-27510.152-R-3	17-04-220-058-1152	\$	52	\$	1,318	\$	1,370
03-27510.153-R-3	17-04-220-058-1153	\$	52	\$	1,318	\$	1,370
03-27510.154-R-3	17-04-220-058-1154	\$	52	\$	1,318	\$	1,370
03-27510.155-R-3	17-04-220-058-1155	\$	52	\$	1,318	\$	1,370
03-27510.156-R-3	17-04-220-058-1156	\$	52	\$	1,318	\$	1,370
03-27510.157-R-3	17-04-220-058-1157	\$	52	\$	1,318	\$	1,370
03-27510.158-R-3	17-04-220-058-1158	\$	52	\$	1,318	\$	1,370
03-27510.159-R-3	17-04-220-058-1159	\$	52	\$	1,318	\$	1,370
03-27510.160-R-3	17-04-220-058-1160	\$	52	\$	1,318	\$	1,370
03-27510.161-R-3	17-04-220-058-1161	\$	52	\$	1,318	\$	1,370
03-27510.162-R-3	17-04-220-058-1162	\$	52	\$	1,318	\$	1,370
03-27510.163-R-3	17-04-220-058-1163	\$	52	\$	1,318	\$	1,370
03-27510.164-R-3	17-04-220-058-1164	\$	52	\$	1,318	\$	1,370
03-27510.165-R-3	17-04-220-058-1165	\$	52	\$	1,318	\$	1,370
03-27510.166-R-3	17-04-220-058-1166	\$	52	\$	1,318	\$	1,370

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03-27510.167-R-3	17-04-220-058-1167	\$	52	\$	1,318	\$	1,370
03-27510.168-R-3	17-04-220-058-1168	\$	52	\$	1,318	\$	1,370
03-27510.169-R-3	17-04-220-058-1169	\$	52	\$	1,318	\$	1,370
03-27510.170-R-3	17-04-220-058-1170	\$	52	\$	1,318	\$	1,370
03-27510.171-R-3	17-04-220-058-1171	\$	52	\$	1,318	\$	1,370
03-27510.172-R-3	17-04-220-058-1172	\$	52	\$	1,318	\$	1,370
03-27510.173-R-3	17-04-220-058-1173	\$	52	\$	1,318	\$	1,370
03-27510.174-R-3	17-04-220-058-1174	\$	52	\$	1,318	\$	1,370
03-27510.175-R-3	17-04-220-058-1175	\$	52	\$	1,318	\$	1,370
03-27510.176-R-3	17-04-220-058-1176	\$	52	\$	1,318	\$	1,370
03-27510.177-R-3	17-04-220-058-1177	\$	52	\$	1,318	\$	1,370
03-27510.178-R-3	17-04-220-058-1178	\$	52	\$	1,318	\$	1,370
03-27510.179-R-3	17-04-220-058-1179	\$	52	\$	1,318	\$	1,370
03-27510.180-R-3	17-04-220-058-1180	\$	52	\$	1,318	\$	1,370
03-27510.181-R-3	17-04-220-058-1181	\$	52	\$	1,318	\$	1,370
03-27510.182-R-3	17-04-220-058-1182	\$	52	\$	1,318	\$	1,370
03-27510.183-R-3	17-04-220-058-1183	\$	52	\$	1,318	\$	1,370
03-27510.184-R-3	17-04-220-058-1184	\$	52	\$	1,318	\$	1,370
03-27510.185-R-3	17-04-220-058-1185	\$	52	\$	1,318	\$	1,370
03-27510.186-R-3	17-04-220-058-1186	\$	52	\$	1,318	\$	1,370
03-27510.187-R-3	17-04-220-058-1187	\$	52	\$	1,318	\$	1,370
03-27510.188-R-3	17-04-220-058-1188	\$	52	\$	1,318	\$	1,370
<b>Docket No.</b>	<b>Parcel No.</b>		<b>Land</b>		<b>Imprv.</b>		<b>Total</b>
03-27510.189-R-3	17-04-220-058-1189	\$	52	\$	1,318	\$	1,370
03-27510.190-R-3	17-04-220-058-1190	\$	52	\$	1,318	\$	1,370
03-27510.191-R-3	17-04-220-058-1191	\$	52	\$	1,318	\$	1,370
03-27510.192-R-3	17-04-220-058-1192	\$	52	\$	1,318	\$	1,370
03-27510.193-R-3	17-04-220-058-1193	\$	52	\$	1,318	\$	1,370
03-27510.194-R-3	17-04-220-058-1194	\$	52	\$	1,318	\$	1,370
03-27510.195-R-3	17-04-220-058-1195	\$	52	\$	1,318	\$	1,370
03-27510.196-R-3	17-04-220-058-1196	\$	52	\$	1,318	\$	1,370

Subject only to the State multiplier as applicable.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: April 1, 2008



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing



complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.